

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	JOHNSON R. A. REALTY CO	Unit #:	
Owner 2:			
Owner 3:			
Street 1:	1026 MASS AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	KELLY THOMAS F -		
Owner 2:	-		
Street 1:	220 LANCASTER DR		
Twn/City:	TEWKSBURY		
St/Prov:	MA	Cntry	
Postal:	01876		

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1700, having primarily Clapboard Exterior and 3366 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
2	Connect	50.	5
1	Betterment	43.	2.25

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5893		Sq. Ft.	Site		0	80.	0.91	1			Med. Tr	-10					429,689						429,700	

Total AC/HA:	0.13528	Total SF/SM:	5893	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	429,689	Spl Credit		Total:	429,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5893.000	838,700		429,700	1,268,400		778
							GIS Ref
							GIS Ref
Total Card	0.135	838,700		429,700	1,268,400	Entered Lot Size	
Total Parcel	0.135	838,700		429,700	1,268,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.83	/Parcel:	376.83	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	838,700	0	5,893.	429,700	1,268,400		Year end	12/23/2021
2021	104	FV	800,500	0	5,893.	429,700	1,230,200		Year End Roll	12/10/2020
2020	104	FV	800,700	0	5,893.	429,700	1,230,400	1,230,400	Year End Roll	12/18/2019
2019	104	FV	586,700	0	5,893.	456,500	1,043,200	1,043,200	Year End Roll	1/3/2019
2018	104	FV	586,700	0	5,893.	333,000	919,700	919,700	Year End Roll	12/20/2017
2017	104	FV	550,000	0	5,893.	290,000	840,000	840,000	Year End Roll	1/3/2017
2016	104	FV	550,000	0	5,893.	247,100	797,100	797,100	Year End	1/4/2016
2015	104	FV	481,600	0	5,893.	241,700	723,300	723,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY THOMAS F	1320-36		5/19/2006	Change>Sale	510,000	No	No		
LARGE MAYNARD	1316-38		2/28/2006	Family	110,000	No	No		
LARGE MAYNARD	1203-88		4/12/1999	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2006	870	Renovate	180,000	C		G8	GR FY08	INT & EXT RENOVATI

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	PH	Patrick H
5/14/2009	Measured	372	PATRIOT
11/6/2000	Hearing Chag	189	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

